

Commercial/Residential Mixed Use Property FOR SALE

404 South Mock Road
Albany, GA 31705



Summary

Area Info

Topo Map

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING	
Property Address:	404 South Mock Road Albany, GA 31705
County:	Dougherty
Topography:	Level & Lightly Wooded
Frontage:	278'±
Taxes:	\$1,400.71 (2024 Est.)

SALE PRICE: \$77,000.00

SITE	
Site Size:	3.97 Acres
Parcel ID:	000RR/00011/08B
Zoning:	C-7 (Commercial/Residential Mixed Use)

Demographics 2025	3 Mile	5 Miles	10 Miles
Population	17,936	38,727	100,506
Avg HH Income	\$45,058	\$51,313	\$73,132
Median Age	32.8	34.5	36.7

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PROPERTY INFORMATION

LOCATION

At the southeast corner of the signalized intersection of South Mock Road and Briarwood Drive. Conveniently situated, this location offers quick access to both Highway 82 and Highway 19. Within the area you'll find prominent neighbors such as Wal-Mart Supercenter, Walgreens, Roses, USPS, Mock Road Mini Storage, and a variety of restaurants and other retail options.



NOTES

Prime **hard-corner commercial development site** at the signalized intersection of South Mock Road & Briarwood Drive - outstanding visibility and access in Albany's **Walmart-anchored South Mock retail corridor**. Zoned **C-7** for flexible commercial or residential mixed use (retail, office, medical, multifamily, C-store / QSR pad and more). This is **one of only two remaining lots** from the original South Mock offering - the adjoining tracts have been sold or placed under contract, making this a scarce infill opportunity at a growing, high-traffic intersection. Broker protected at 6%.

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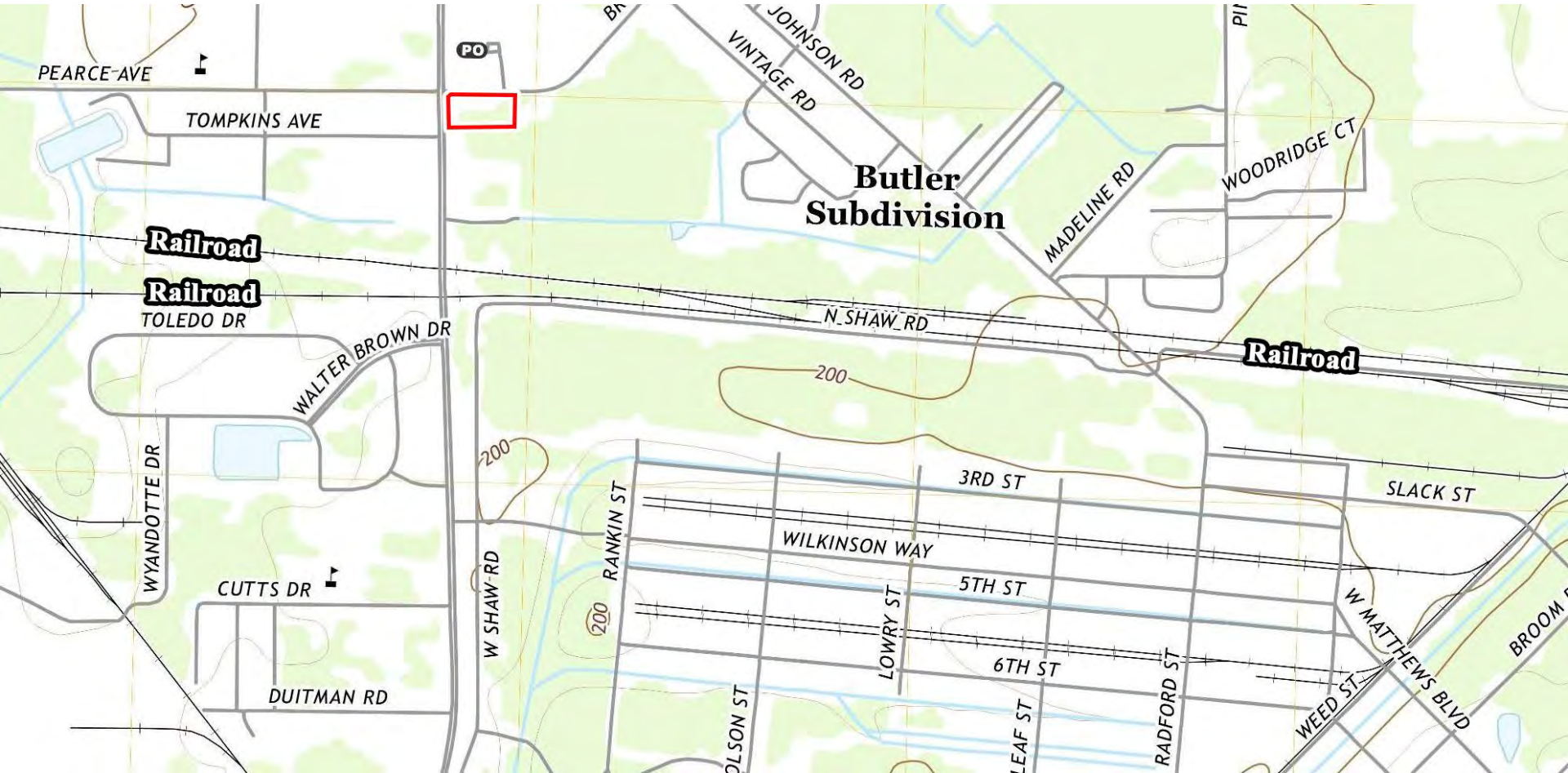
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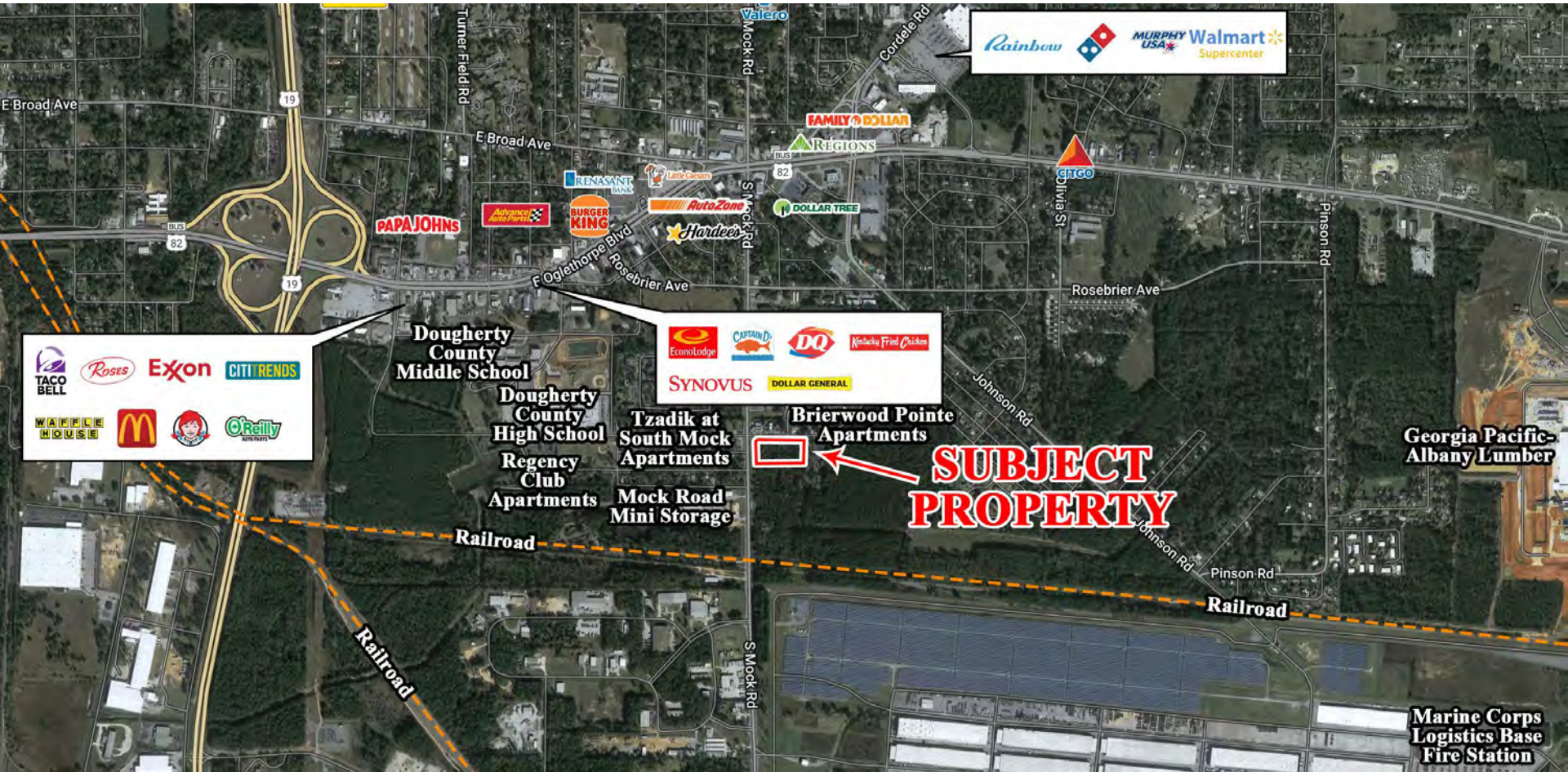
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